



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: November 20, 2007

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Approval Of Map And Execution Of Agreements For 2530 Mesa School Lane

RECOMMENDATION: That Council:

- A. Approve and authorize the City Administrator to record Parcel Map No. 20,729 by Harry Wright, for a subdivision located at 2530 Mesa School Lane, Santa Barbara County Assessor's Parcel Number 041-292-039, finding the Parcel Map in conformance with the General Plan for the City of Santa Barbara (City);
- B. Authorize the City Administrator to execute and record an Agreement Relating to Subdivision Map Conditions Imposed on Real Property and an Agreement for Land Development Improvements; and
- C. Authorize the Public Works Director to execute and record a document removing the conditions of the Agreement for Land Development Improvements from the owner's chain of title upon completion of the public improvements.

DISCUSSION:

A Tentative Map for a subdivision located at 2530 Mesa School Lane (Attachment 1) was conditionally approved on July 7, 2005, by adoption of the Planning Commission (PC), Resolution number 046-05. This decision was appealed at Council on August 16, 2005. Council upheld PC approval of the project and, at that time, issued the Conditions of Approval (Attachment 2). The project involves the subdivision of a 20,000 square foot parcel into two parcels. Parcel 1 would be 12,050 square feet and contain the existing single-family residence. Parcel 2 would be 7,950 square feet and would have a new single-family residence.

In accordance with Council's Decision on Appeal approving the project, the Owner has signed and submitted the Parcel Map and the subject Agreements to the City, tracked under Public Works Permit No. PBW2006-00160. It is necessary that Council approve the Parcel Map since it conforms to all the requirements of the Subdivision Map Act and

REVIEWED BY: _____ Finance _____ Attorney

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the Municipal Code applicable at the time of the approval of the Tentative Map (Municipal Code, Chapter 27.09.060).

Staff recommends that Council authorize the City Administrator to execute the subject *Agreement Relating to Subdivision Map Conditions Imposed on Real Property and Agreement for Land Development Improvements*. The *Agreement Assigning Water Extraction Rights* is being processed concurrently with this Council Agenda Report, but will be signed by the Public Works Director in accordance with City Council Resolution No. 02-131.

THE FINAL MAP IS AVAILABLE FOR REVIEW BOTH IN THE CITY CLERK'S OFFICE AND THE MAYOR AND COUNCIL OFFICE.

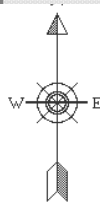
ATTACHMENT(S): 1. Vicinity Map
2. Conditions that are required to be recorded concurrent with Parcel Map No. 20,729 by the Council Decision of Appeal, August 16, 2005

PREPARED BY: Homer F. Smith II, Principal Engineer/MJC/ks

SUBMITTED BY: Paul Casey, Acting Public Works Director

APPROVED BY: City Administrator's Office

Vicinity Map
2530 Mesa School Lane



Not to Scale

**CONDITIONS THAT ARE REQUIRED TO BE RECORDED CONCURRENT WITH
PARCEL MAP NO. 20,729 BY THE COUNCIL DECISION OF APPEAL, AUGUST 16,
2005**

2530 Mesa School Lane

Said approval is subject to the following conditions:

- A. Recorded Agreement.** Prior to the issuance of any Public Works permit or building permit for the project on the Real Property, the following conditions shall be imposed on the use, possession and enjoyment of the Real Property and shall be executed by the Owner in a written instrument which shall be reviewed and approved as to form and content by the City Attorney, and recorded by the City. Said agreement(s) shall be recorded in the Office of the County Recorder:

Uninterrupted Water Flow. The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any project related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.

Recreational Vehicle Storage Limitation. No recreational vehicles, boats or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Architectural Board of Review (ABR).

Approved Development. The development of the Real Property approved by the City Council on August 16, 2005, is limited to two residential lots and the improvements shown on the Tentative Subdivision Map and development plans signed by the Mayor on said date and on file at the City of Santa Barbara. Parcel 2 includes a restricted development envelope and future construction on both parcels shall be subject to review and approval by the Architectural Board of Review.

Lighting. Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Exterior lighting shall be directed toward the ground.

Fire Sprinkler System. Owner shall install and properly maintain a fire sprinkler system within any dwelling unit or detached accessory building on Parcel 2.